

Minutes of the
Bountiful City Council Meeting
City Council Chambers
May 13, 2008 - 7:00 p.m.

Present:	Mayor:	Joe L. Johnson
	Council Members:	Beth Holbrook, John Marc Knight, R. Fred Moss, Scott Myers and Tom Tolman
	City Manager:	Tom Hardy
	City Attorney:	Russell Mahan
	City Engineer:	Paul Rowland
	City Recorder:	Kim J. Coleman
	Admin. Services Dir.:	Galen Rasmussen
	Planning Director:	Aric Jensen
	Department Repre:	Lloyd Cheney, Engineering Chuck Goode, Golf Course Supt. Tom Ross, Police Gary Blowers, Streets/Sanitation Jerry Wilson, Parks/Recreation
	Recording Secretary:	Nancy T. Lawrence

Official Notice of this meeting had been given by posting a written notice of same and an Agenda at the City Hall and providing copies to the following newspapers of general circulation: Davis County Clipper, Deseret News, and Salt Lake Tribune.

Mayor Johnson called the meeting to order at 7:00 p.m. and welcomed those in attendance. Mr. Rasmussen led the pledge of allegiance to the flag and Councilman Knight offered the prayer/thought.

APPROVAL OF MINUTES

Minutes of the regular City Council meetings held March 4, March 25, April 8 and April 22, 2008 were presented and unanimously approved as written on a motion made by Councilman Knight and seconded by Councilman Myers. Voting was unanimous with Councilpersons Holbrook, Knight Myers, Moss and Tolman voting "aye".

EXPENDITURES AND EXPENSES APPROVED

Mayor Johnson presented the Report of Expenditures and Expenses Greater than \$1,000 for the following periods, with respective totals: April 10-16, 2008 (\$543,043.75); April 17-23, 2008 (\$160,496.64); April 24-30, 2008 (\$1,398,915.13); and the Summary for the Month of April 2008 (\$4,167,806.54). Following a short discussion, Councilman Moss made a motion to approve the expenditures, as presented. Councilman Tolman seconded the motion and voting was unanimous with Councilpersons Holbrook, Knight, Moss, Myers and Tolman voting "aye".

SINGLE EVENT PERMIT APPROVED
FOR WIGHT HOUSE - H. SHANE ASHRAFI

Mayor Johnson reviewed that the request of Houshang Ashrafi for local consent of a single event permit for an event to be held at the Wight House Reception Center on May 24, 2008 had

1 been discussed at the April 22, 2008 meeting and action was deferred to permit the Council to
2 gather additional information. Mr. Ashrafi was in attendance and explained that two of his
3 children will be graduating from medical school and he is having a party in their honor. The
4 youngest guest to be in attendance will be his daughter (one of those graduates) and she is 28 years
5 old. (The Council had expressed concern about minors being involved when the matter was
6 originally discussed due to the fact that it was presented as a "graduation party"). Following Mr.
7 Ashrafi's explanation, Councilman Tolman made a motion that local consent be given for the
8 single event permit, as requested (May 24th between the hours of 8 p.m. and 1 a.m.).
9 Councilwoman Holbrook seconded the motion and voting was unanimous. Councilpersons
10 Holbrook, Knight, Moss, Myers and Tolman voted "aye".
11

12 **REPORT FROM YOUTH COUNCIL**

13 Brandon Kraus (Youth City Manager) and Rachel Bowen (Youth Mayor) were in
14 attendance (along with the assistant advisor, Cori Hall) to report on activities of the Youth Council.
15 They reported the results of an anti-graffiti project on Davis Blvd. (with paint donated by Kwal's)
16 and explained the process for selecting the new Council for next year. Next year's Council will
17 consist of 26 members and an official induction ceremony will be held May 27th at 6:00 p.m. (prior
18 to the regular City Council meeting). The Mayor and Council were invited to attend the induction
19 ceremony.
20

21 **APPROVAL GIVEN TO PURCHASE** 22 **TURF SWEEPER - GOLF COURSE**

23 Mr. Goode reported that bids were requested for a new (replacement) turf sweeper for the
24 golf course. Four vendors were contacted and only one responded. The bid received for this
25 specialized equipment was from Rocky Mountain Turf in the amount of \$28,377.00 for the turf
26 sweeper and an additional \$1,620.00 for a brush reel to go with it. The budgeted amount was
27 \$28,000.00. Mr. Goode noted that although the bid was higher than budgeted (due to higher costs
28 in general), they would still like to purchase it in this year's budget which would necessitate
29 amending the capital budget in June, 2008. Councilman Moss made a motion to approve the
30 purchase as requested. Councilwoman Holbrook seconded the motion and voting was unanimous
31 with Councilpersons Holbrook, Knight, Moss, Myers and Tolman voting "aye".
32

33 **BID FOR ROTOMILLING SERVICES (2008) APPROVED**

34 Mr. Rowland explained that Coughlin Co., Inc. has provided rotomilling services for the
35 City for the past year and has offered to extend their contract for another year based on unit price
36 per square yard. He said that inasmuch as Coughlin's offer was with an increase in price, two
37 other companies were contacted and Coughlin's prices were still the best. It is the
38 recommendation of staff to accept the proposal of Coughlin and enter into a contract with them to
39 provide the rotomilling services for the 2008 construction season at the unit prices listed on their
40 proposal (\$0.62/sy) at an estimated total of \$24,532.58. He noted that since the payments are
41 based on unit prices for the actual measured amount of work completed, the total bid price is for
42 comparison only, and almost certainly will not match the actual total charges. Councilman Tolman
43 made a motion to accept the proposal from Coughlin, as presented. Councilwoman Holbrook
44 seconded the motion which carried unanimously. Councilpersons Holbrook, Knight, Moss, Myers
45 and Tolman voted "aye".
46

1 **SLURRY SEAL BID AWARDED FOR 2008 SEASON**

2 Mr. Rowland reported that bids were opened this past week for the annual Slurry Seal
3 Contract. Three bids were received and it is recommended that the low bid (based on Unit Price)
4 from Morgan Pavement in the amount of \$1.12/sy be accepted. Mr. Rowland also noted that
5 Morgan Pavement did the slurry work in 2006 and several roads had problems. They have
6 committed to repair these roads at no cost. He said that with the exception of the problems in
7 2006, Morgan has been very good to work with, and has completed the work in a very efficient and
8 professional manner. He also noted that due to the dramatic increase in the costs since 2007 (an
9 increase of 51 percent), some of the projects will be delayed. Councilman Myers made a motion to
10 accept the proposal from Morgan Pavement for the slurry seal contract at the unit price of \$1.12/sy.
11 Councilwoman Holbrook seconded the motion and voting was unanimous. Councilpersons
12 Holbrook, Knight, Moss, Myers and Tolman voted "aye".
13

14 **RELEASE OF EASEMENT APPROVED AT 2783 GRAND OAK CIR.**

15 Mr. Rowland reported that a request has been received from Sean Firth for a release of
16 easement on the lot at 2783 Grand Oak Circle. Mr. Firth is desirous of constructing a detached
17 garage which would encroach on an existing easement which is no longer needed. It was noted
18 that he has purchased additional property from his neighbors and has signed a new grant of
19 easement on the new lot line. It is the staff's recommendation to grant the release of easement, as
20 requested. Councilman Myers made a motion to this effect, Councilman Moss seconded the
21 motion and voting was unanimous. Councilpersons Holbrook, Knight, Moss, Myers and Tolman
22 voted "aye".
23

24 **FINAL PLAT APPROVAL GRANTED TO WINQUIST CONDOS -**
25 **592 NORTH MAIN ST.**

26 Mr. Rowland presented the request of Cameron Winkvist for final approval of the plat for a
27 three-unit condominium building at 592 North Main. He noted that the project was approved in
28 October, 2007, as an apartment development and the prior approved site plan contains all of the
29 required information and acts as the preliminary plat. It is the recommendation of staff and the
30 Planning Commission that final condominium plat approval be granted, subject to the following
31 condition:

- 32 1) Submit the signed final mylar ready for utility signatures
33 2) Submit a current title report
34 3) Payment of fees as follows:
35 a. Checking Fee \$400.00
36 b. Recording Fee 80.00
37 c. Storm Water Fee 705.00
38

39 It was noted that the developer will come back with sign plans prior to putting any signs up.
40 Councilwoman Holbrook made a motion to grant final plat approval, as recommended.
41 Councilman Knight seconded the motion and voting was unanimous in the affirmative.
42 Councilpersons Holbrook, Knight, Moss, Myers and Tolman voted "aye".
43

44 **PRELIMINARY AND FINAL SITE PLAN APPROVED FOR**
45 **COLONIAL SQUARE COMMON AREA**

46 _____ Mr. Jensen reviewed that for several years the Planning Department has been working with
47 the business owners' association at Colonial Square to devise a renovation plan for the project
48 common area (including signage, parking area, landscaping, lighting, drive approaches, etc.). The

1 Planning Commission has reviewed the proposed plan (about \$1 million worth of reinvestment
2 into the site) and together with staff recommend that it be given preliminary and final site plan
3 approval, subject to the following conditions:

- 4 1. Any redline corrections be made
- 5 2. Submit a lighting and signage plan to the Commission and Council at a future date prior
6 to installation of these improvements
- 7 3. Pay required fees and bonds
- 8 4. Provide a pathway and/or stairs through the parking lot landscape islands at a central
9 point in the project.

10
11 Councilman Myers asked if attention had been given to enclosing the dumpsters. Kevin Alcott,
12 representing the project, explained that was planned for the next phase of the site work. This was
13 discussed by the Council and felt appropriate to be required in the current phase of the project.
14 Councilwoman Holbrook made a motion to grant preliminary and final site plan approval for the
15 Common Area work to be done at Colonial Square, subject to the above conditions and with a (5th)
16 condition that the dumpster enclosures be required at this time. Councilman Knight seconded the
17 motion and voting was unanimous. Councilpersons Holbrook, Knight, Moss, Myers and Tolman
18 voted "aye".

19
20 **PRELIMINARY AND FINAL SITE PLAN APPROVAL**
21 **GRANTED TO UNIVERSITY OF UTAH CREDIT UNION**

22 Mr. Jensen presented the request of the University of Utah Credit Union, 361 West 500
23 South, for preliminary and final site plan approval for their new building at that address. Phil
24 Janovac and Russ Naylor were in attendance representing this request. Mr. Jensen reviewed the
25 background of this project and stated that it comes from the Planning Commission with a positive
26 recommendation for preliminary and final site plan approval, subject to the following conditions:

- 27 1. Any redline corrections be made, including additional trees to meet the minimum City
28 requirement
- 29 2. The engineered site plan be rectified with the on-the-ground survey monuments
- 30 3. The three non-conforming parcels be combined into one legally conforming parcel
- 31 4. The applicant receive written UDOT approval for the drive accesses on 500 South
- 32 5. Any required fee be paid

33
34 And a 6th condition was added by the Council: In the event that UDOT requires a change of
35 access, that the Council go on record as supporting two curb cuts. Councilman Myers seconded
36 the motion and voting was unanimous. Councilpersons Holbrook, Knight, Moss, Myers and
37 Tolman voted "aye".

38
39 **WATER LINE REPLACEMENT CONTRACT APPROVED**

40 Mr. Rowland reported that ten contractors submitted bids for the four water line
41 replacement projects and new facilities required for the Orchard Pines project on Orchard Drive
42 and 2200 South. The replacement projects are on Center Street from 200 West to 100 West, 1700
43 South from Orchard Drive to 400 East, and Canyon Park Road from Canyon Crest east to the end
44 of the cul-de-sac. Bids were requested in ductile iron and PVC and due to problems with iron and
45 the difference in price, it is recommended that PVC pipe be used. It is the recommendation of staff
46 to award the bid to the second lowest bidder, B. D. Bush Excavation, Inc. in the amount of

1 \$616,829.00, using the unit prices for PVC. (The lowest bidder had less than positive remarks
2 from other inspectors and public works officials). Councilman Knight motioned to award the bid
3 to B. D. Bush Excavation, as recommended. Councilman Moss seconded the motion which carried
4 unanimously. Councilpersons Holbrook, Knight, Moss, Myers and Tolman voted "aye".
5

6 **TENTATIVE 2008-09 BUDGET ADOPTED**

7 Mayor Johnson noted that the Tentative 2008-09 Budget has been reviewed extensively by
8 the staff and Council Committees and he thanked all who had participated to bring the budget to
9 this point. Mr. Hardy presented the budget with expenditures and revenues balanced at
10 \$60,431,161 (less Intra-City Revenue and Transfers \$(9,493,827), net expenditures of \$50,937,334.
11 He stated that the biggest expenditure is for power (\$27,963,204). Fundamental principles used in
12 developing the budget were reviewed and it was noted that there was no tax increase. The budget
13 includes a 10 percent power rate increase, 30 percent water rate increase and an increase of
14 \$1/month sewer and water fee. To the average home owner, that is approximately \$11/month.
15 When compared with the rate increases of surrounding cities and other utilities, however, the rates
16 are comparable or lower.
17

18 Mr. Hardy noted that the Council Committees have gone through the budget in great detail
19 and copies will be available on the web site as well as City Hall. The public hearing will be June
20 10, 2008 with final adoption on June 17, 2008. Councilman Moss made a motion to approve the
21 Tentative Fiscal Year 2008-09 Budget as presented. Councilman Tolman seconded the motion and
22 voting was unanimous. Councilpersons Holbrook, Knight, Moss, Myers and Tolman voted "aye".
23

24 **COUNCIL COMMITTEE REPORTS**

25 Councilman Tolman reported that the Family Connection Fun Run will be held on June 7,
26 2008. It will start at Stoker School. The Youth Council will be helping extensively with this
27 project. Councilman Tolman reported that the Emergency Preparedness Fair held at Viewmont
28 High School was well attended and consideration is being given to holding another one in the fall.
29

30 Mr. Hardy said that the Lion's Club has asked about the City Council being available on
31 May 27th to attend a BBQ at the shooting range. Rep. Rob Bishop will be there to participate in
32 ceremonies related to the land swap between the City and Forest Service. Mayor Johnson gave a
33 big thanks to Rep. Bishop and his staff for accomplishing this project.
34

35 Mr. Hardy reported that the City has again met with the School District regarding the
36 property where the indoor swimming pool was formerly located. The School District would like to
37 purchase the property to be used by the high school construction classes to build homes on.
38 Negotiations are continuing.
39

40 The meeting adjourned at 8:31 p.m. on a motion made by Councilman Tolman and
41 seconded by Councilwoman Holbrook. Voting was unanimous with Councilpersons Holbrook,
42 Knight, Moss, Myers and Tolman voting "aye".
43
44

45 _____
JOE L. JOHNSON, Mayor

46 _____
47 KIM J. COLEMAN, City Recorder
48
49

* * * * *